 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Affiant Subscribed and sworn to before me, this 16th day of December, 2016. Notary Public My commission expires: 8.4.17

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Richard Clem and Murphie Clem	**Farmington Mortgage, a division of Capstar Bank**	**116-08-0-099.00**
3816 Dartmouth Avenue	**2002 Richard Jones Road Suite 300A**	
Nashville, TN 37215-1706	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jens F. Frederiksen and wife, May M. Frederiksen

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Richard Clem and Murphie Clem, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows, to-wit:

BEING Lot No. 13, Block "A" on the Plan of Woodmont Lane Homesites of record in Plat Book 1130, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Jens F. Frederiksen and wife, May M. Frederiksen, by Warranty Deed from Andrea T. McKellar and Charles Patrick McKellar, wife and husband, of record as Instrument No. 20080605-0057982 in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160111106 DEEDWARR
Recvd: 12/19/16 09:25 2 pgs
Fees:13.00 Taxes:1665.00
20161219-0132642

This is improved property known as 3816 Dartmouth Avenue, Nashville, TN 37215-1706.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on Block "A" on the Plan of Woodmont Lane Homesites record in Book 1130, page 13, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of December, 2016.

Jens F. Frederiksen

May M. Frederiksen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jens F. Frederiksen and May M. Frederiksen, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 16th day of December, 2016.

Notary Public

My Commission Expires: 8.4.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SolomonParks File No. 316372